

26 447 392

QUIT CLAIM DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney H. Olson

RECORDED OF DEEDS

1987 DEC 23 AM 11:15

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THIS INDENTURE WITNESSETH, That the Grantor, Sharon G. Otis, a Spinster of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto ALSIIP BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 24th day of August, 1974, and known as Trust Number 1-0189, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 81 in F. H. Bartlett's 47th Street Subdivision of Lot "C" in the Circuit Court partition of the South 1/2 of Section 3, and that part of the North West 1/4, lying South of the Illinois and Michigan Canal in Section 3, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10.00

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago transaction Tax ordinance by paragraph(s) 2 of Section 200.1-2B6 of said ordinance.

SUBJECT TO

Steve Taylor

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to contract to purchase, to sell on any terms, to convey either with or without qualification, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, title powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or encumbrance appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar, to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon any such conveyance lease or other instrument.

(a) that at the time of the delivery thereof of this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, title powers, authorities, duties and obligations of the said Trustee or his or her predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Alsiip Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or about the deed or any part thereof, or for injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the Trustee or its successors in trust, as agent for the Trustee, and the Trustee shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Alsiip Bank the entire legal and equitable title in fee simple, and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or record in the certificate of title or duplicate thereof, or to amend the work in trust, or "upon condition," or words of similar import, or words of similar import, or any other provision, in the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any other instrument, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the instrument.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal this 8th day of December, 1982

[SEAL] *Sharon G. Otis* [SEAL]
Sharon G. Otis [SEAL]

State of Illinois)
County of Cook) SS. I, Diana Dowding a Notary Public in and for said County, in the state aforesaid, do hereby certify that Sharon G. Otis, a Spinster,



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 8th day of December, 1982
Diana Dowding
Diana Dowding
Notary Public

Alsiip Bank
Box No. 360

4434 South Pulaski, Chicago, IL 60632
For information only insert street address of above described property.

This space for additional Revenue Stamps

Exempt under Real Estate Transfer Tax Act Section 4
Par. 4 and Cook County Ord. 95104
Date: 12-8-82
Signature: *[Signature]*

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645-88-69 #
19-03-410-011